

## \$4,000,000 RENTAL FOR HARLEM PLOT

### Covers 204 Year Tenure of Higgins Property—Broadway Corner Apartment Transferred

Further particulars were learned yesterday of the lease of the Higgins property at 312 to 322 West 124th street and 321 to 331 West 125th street, reported several days ago. Max Raymond, a builder, is the lessee. He takes the property through the H. H. Gibbons Realty Company for 204 years at a rental which would amount to \$4,000,000, figuring on the rental agreed to for the first period. Although the rental will be based on appraisals made at specified periods the case is for a straight 204 years, which is one of the odd features of the deal. The dwellings and tenements on the property will be removed soon as a new theatre under negotiation for leasing a theatre that would be erected on the property.

#### B'WAY CORNER IN A TRADE.

The New York and Cincinnati Realty Company in which Charles W. Bradley, District Attorney of Cincinnati, is interested, took title yesterday to Bradley Court, a ten story apartment house at southeast corner of Broadway and 16th street. In part payment Mr. Bradley's company gave 250 lots on Coney Island avenue, Neck road, Avenues W and Y and Eleventh and Twelfth streets, in the Flatbush section of Brooklyn. The transaction, which involved approximately \$1,000,000, was negotiated by I. Lester Wood. Bradley Court was purchased a couple of months ago by the sellers, the Fort Washington Realty Company.

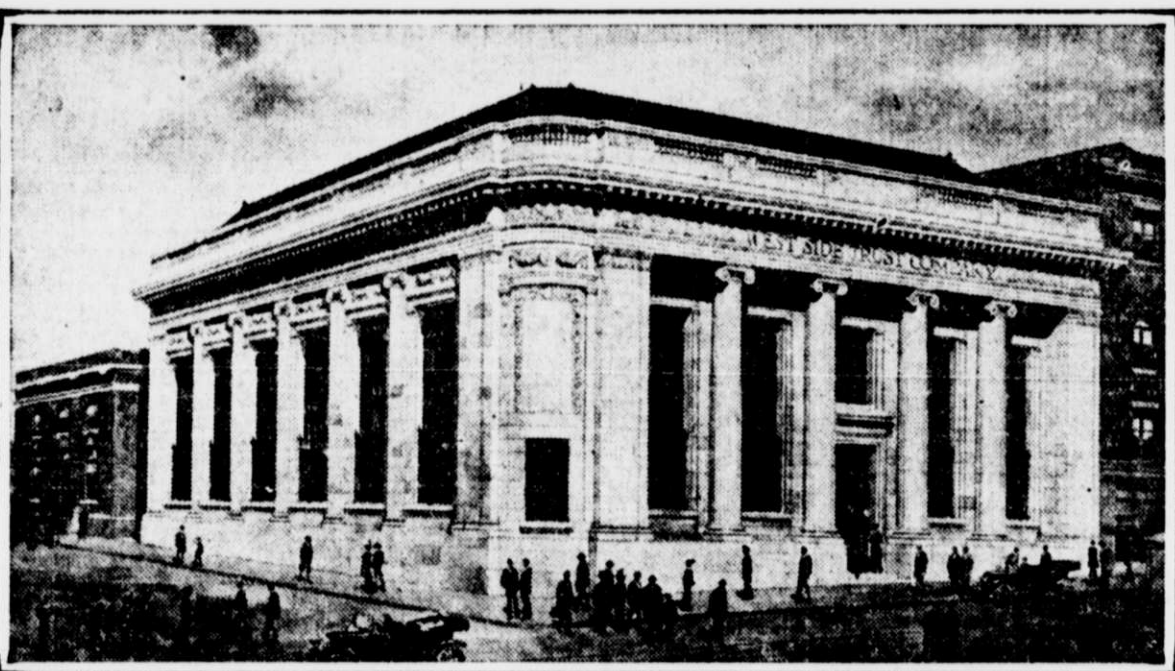
#### SALE IN GROCERY DISTRICT.

The property at 20 and 22 West 10th street, under lease to Austin Nichols & Co., one of the city's big grocery firms, has been bought from the Young estate by a client of Daniel Birdall & Co. On the property are two five story loft buildings which the Tax Department values at \$54,000. The buildings front 40 feet on West street and extend south 50 feet. They adjoin the southwest corner of West Broadway. Cash was paid for the property. There was no element of trade in the deal.

#### ADD TO NEW HOTEL SITE.

The Allerton, Thirty-eighth street, which purchased a few months ago the dwelling at the southeast corner of Lexington avenue and Thirty-eighth street, as a site for a twelve story hotel, has increased its holdings at that point by acquiring an adjoining parcel. From Frances B. Bridge the company bought 200 Lexington avenue, a four story dwelling, on lot 24, 100 feet by 50 feet. The owners will shortly improve the combined plot, 19,500 sq. ft., with a tall apartment structure.

## New Home of West Side Trust Company of Newark Built at a Cost of \$75,000



#### FLAT AND DWELLING TRADE.

**WEST 104TH STREET.**—The Charles I. Weinstein Realty Company has sold the six story apartment house, on plot 50, 110 ft. by 25 ft. 104th street, adjoining the northeast corner of Manhattan avenue, occupied by the building of the Protestant Half-orphan Asylum. The buyer, Charles F. Gardner, gave in part payment the old dwellings on a plot 44x102 at 144 and 146 West Nineteenth street, between Sixth and Seventh avenues.

**WEST 105TH STREET.**—The Almor Company has bought 145 West 105th street, a five story flat, on plot 35.5, 124, between Amsterdam and Columbus avenues. Lily Lang is the owner of record.

#### BRONX PLOT SALES.

**FOX STREET.**—The Podger Realty Company has sold the plot, 49x119.5, on the east side of Fox street, 180.6 feet north of 163d street, to Morris Wolfinger, who gave in exchange the plot, 51x112.5, on the south side of New York avenue, near East Twenty-first street, Brooklyn.

**HOME STREET.**—John F. Fetzner has sold for the William Sinnott Construction Company a five story flat on plot 50x100.

**INTERVALE AVENUE.**—John F. Fetzner has sold the five story flat at 1139 Intervale avenue, on plot 50x100, to the William Sinnott Construction Company to an investor.

**BRONX BOULEVARD.**—Sarah M. Baldwin has sold to Helen R. Rohr the plot 40x140 on the west side of Bronx boulevard, 100 feet north of 258th street.

**LYON AVENUE.**—Charles H. Baechler has sold for the Conservative Realty Corporation the two family dwelling at 2307 Lyon avenue to Stanley H. Stein; also to the same buyer for Richard Wohlberg a vacant lot adjoining, located 25 feet east of Glover street.

**CARPENTERS AVENUE.**—Charles H. Baechler has sold for J. J. Karber & O'Kennedy the two family dwelling at 5811 Carpenter avenue.

**BATHGATE AVENUE.**—The H. M. Well Company has sold to a client for the Edison Realty Company 1668 Bathgate avenue, a three story and basement dwelling on lot 16.6x81.

**MARION AVENUE.**—Cahn & Pittman have sold to Edward H. H. for occupancy the two story dwelling at 2793 Marion avenue on lot 16.8x125.

#### CHILDREN SELL N. J. ACRES.

W. C. Raymond has sold for S. S. Childs, president of the Childs Restaurant Company, a thirty acre tract at Morris Plains, adjoining the Lackawanna station grounds, to the Morris County Crushed Stone Company. The purchase price was not stated, but adjoining tracts are held at \$1,000 an acre.

#### BROOKLYN HOMES BUYERS.

Friday & Lehmann have sold for E.

## Mountainside House at Montclair Bought by G. A. Richardson for \$45,000



G. A. Richardson, vice-president of the Erie Railroad Company, has bought the Elizabethan residence on Upper Mountain avenue and Berkeley place. The house is of brick and half timbered construction. It has fourteen rooms and several bath rooms. It is opposite the house of Edwin A. Bradley and James N. Jarvis, and commands an extensive view of New York harbor and the Palisades. The sale was negotiated by F. M. Crawley & Brown, for S. N. Carr. The figures involved are not made public, but the price paid was in the neighborhood of \$45,000.

#### NASSAU ST. BUILDING LEASED.

P. & G. Pomm have leased the building at 88 Nassau street for the Copper estate, to the United Haberdashers; the top floor at 142 to 154 East Thirty-second street to Perry, Dams & Co.; the third floor corner at the northeast corner of Fifth avenue and Thirty-eighth street to Paul Sholander and the store at 1137 Broadway to William New.

The H. M. Well Company have rented space in 254 West Thirty-fourth street to the Ozias National Selling Company.

Pease & Elliman have leased the store at 167 West Seventy-second street, adjoining the Broadway corner, to Mme. Obry, and a lot at 50 West Fifty-sixth street to Charvet & Co.

#### SEASIDE RENTALS.

Herman Frankfort has leased for George T. Soper to I. Skatz a cottage on Rue de

#### DEMAND FOR SMALL HOUSES.

Reflected by the Many Operations in Brooklyn.

New construction in Brooklyn last week totaled 130 operations aggregating \$616,200. Of these, eight were for small dwellings, costing \$295,500. Eighteen operations, to cost \$249,000 are planned and twenty-nine miscellaneous structures, including a \$17,500 theatre building to cost \$712,000.

The Realty Associates propose to erect fifteen two story brick dwellings on the north side of Lincoln place, 375 feet east of Underhill avenue, at a cost of \$49,500; Simon Bernstein, ten, on the west side of East Second street, 100 feet south of Avenue J, at a cost of \$26,000; the Jerome Improvement Company, nine, on the east side of Atkins avenue, 20 feet north of Dumont avenue, at a cost of \$27,000; The Cogod Company, six, on the east side of East Fourteenth street, 200 feet north of Avenue X, at a cost of \$18,000; Michael J. Smith, five, on the south side of Prospect avenue, 100 feet west of Eleventh avenue, at a cost of \$20,000; and Harriet M. Mulligan, five, at the northwest corner of Voorhes avenue and East Twenty-fourth street, at a cost of \$15,000.

Hart street, at the northwest corner of Cypress avenue will be the site of thirteen three story brick tenements. The Walden Construction Company will build them at a cost of \$92,000, and the southeast corner of Thirteenth avenue and Forty-fourth street will be improved with two similar buildings by the Twentieth Avenue Realty Company, at a cost of \$18,500. The Lyon Valley Realty Company plans to erect five three story structures, on the east side of Nostrand avenue, 50 feet north of St. Marks avenue, at a cost of \$28,000. The property owners intend to house 23 families each, will be erected by The Brock, on the west side of Rockaway avenue, 150 feet north of Livonia avenue, at a cost of \$70,000, and Charles Lebrun will build a six story tenement to house 25 families on the south side of South Street, 100 feet west of Hooper street, at a cost of \$35,000.

The southwest corner of Sutter and Miller avenues will be improved with a theatre building, to cost \$17,500, by M. Lesselbaum. A four story brick store and office building, to cost \$15,000 will occupy a site on the north side of Sands street, 130 feet west of Bridge street. The D. & W. Construction Company are the owners.

#### NEW HOME SELLING PLAN.

Requires No First Payment—Two Developments of This Kind.

The Mutual Realty Corporation is the first concern in the East to realize the necessity of and to put into operation a plan of selling big grade properties on a basis that is actually just like rent—with no initial payment. The company, realizing that the ambition of the average better class New Yorker is to live up to his income, has offered to accept that part of his income which goes toward renting an apartment on a model, suburban home and a large plot of ground. This elimination of a first payment is for the benefit of the man who has never been able to save to own his own home.

Lackawanna Park, West Summit, N. J., is one of the developments of the company. In the vicinity of Summit, in five years it has grown from a field of daisies and weeds to a settlement of fifty families. Homes range in value from \$5,000 to \$15,000. A year and a half ago the Mutual Realty Corporation started an income development five miles beyond West Summit at Gillette, N. J., a tract containing nearly 200 acres, with a Lackawanna railroad station on the property, and a mile river frontage. Gillette was then a flag station where a few trains stopped and almost as few passengers got on and off. Now there are about twenty-five regular commuters all year round and fifty in the summertime.

#### MORE NEWARK FACTORIES.

Business Population Being Steadily Increased.

NEWARK, June 27.—Two factory buildings were planned this week. The Manufacturers Box and Lumber Company was given permission to build a two story brick building at 161 and 167 Ogden street at a cost of \$18,000. Charles J. Cohen took out the other permit for a two story brick plant to be erected for the National Dental Company at 257 and 259 South street. The building will have a frontage of forty-eight feet and a depth of 150 feet. The cost will be about \$10,000.

Plans for an addition to the factory of the Brothman Company, manufacturers of infants' wear at 19 and 21 Centre street, have been completed and the work contracted for. The extension will be of brick construction, three stories in height, with basement, and will cover a ground area 50x60 feet.

The building department granted twenty-seven permits, the estimated aggregate cost of which was \$124,000. One of them was granted to the William Bley Company for a four story brick apartment house to be located at 530 and 532 Central avenue, which will cost \$30,000. Albert E. Windsor was given a permit to build a three story frame dwelling at 248 and 270 Sanford avenue, costing approximately \$12,000.

## URGE MANY CHANGES TO FACTORY LAWS

### Real Estate Board Suggests Means to Save Owners From Great Financial Loss

As a result of hearings held last week before the State Factory Investigating Commission, owners of real estate are beginning to feel that some headway is being made in the matter of bringing before the commission and other authorities the necessity of revising the labor laws as they affect structural changes in New York city buildings. The Real Estate Board has received many offers of support for the recommendations and amendments made through George W. Olvany, counsel to the board.

The first of these recommendations is that the labor laws, so far as New York is concerned, should not contain provisions affecting structural changes or fire prevention; and this for the reason that New York city already has expensive and well equipped departments fully capable of taking care of these matters. It is pointed out that the present definition of a factory is so broad that it makes the law applicable to a great many structures not intended to be included in its operation. If, for instance, one person were employed at labor on the ground floor of an office building ten stories high it would be necessary for the owner of that building to comply with the labor law. This, it is pointed out, is unreasonable and absurd. The suggestion is accordingly made that the term factory include any building, shed, structure or other manufacturing establishment used for the employment at manufacturing of fifteen persons or more; also that a "factory building" include only "that part of any building, shed or structure which is used for a factory."

"Mercantile establishments," it is stated by the Real Estate Board, should be defined as "any place where goods, wares or merchandise is offered for sale at retail and more than fifteen persons are employed." Wholesale mercantile establishments where usually goods are sold by sample should not be included. Buildings in New York city should be classified in accordance with their construction and occupancy. For instance, a building which is fireproof and has a small non-hazardous occupancy should not be placed under the same requirements as a fire trap with a large occupancy.

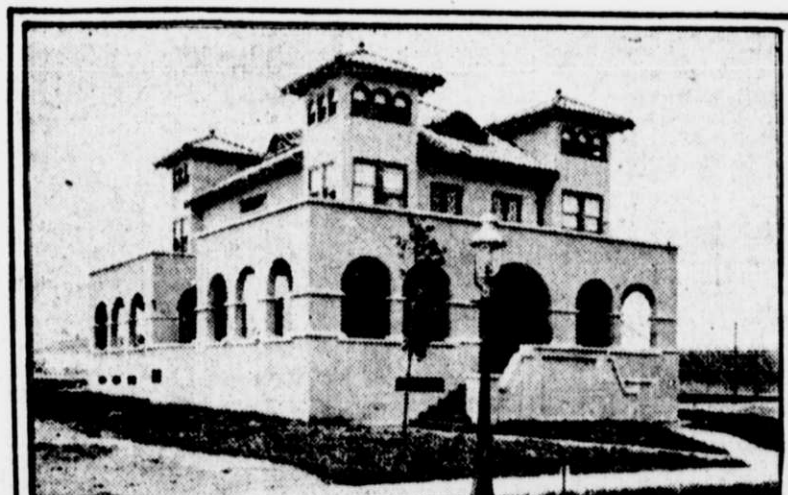
Certain sections excluded from the law by amendments secured by the Real Estate Board at the last session of the Legislature have crept into the reclassification and Mr. Olvany explains the necessity for their removal. For instance, "frames and sash covered with metal" are asked to be permitted instead of metal being a positive requirement. In view of the fact that the Fire Department, as admitted by several well known Fire Chiefs, is fully able to protect the six story building, it is asked to except them in New York.

Charles L. Von Fossan, general manager of the Hastings Homes Company, developer of Riverside Manor, is one of the men whose business is the selling of real estate who are not taking a pessimistic view of the outlook. On the other hand he is quite an optimist, for he is declaring that those who buy well located real estate now are sure to reap rich profits.

"Capital unfortunately has been drawn from the real estate market to such an extent as to constitute much property held in weak hands," said Mr. Von Fossan. "The auction market has therefore been overstocked. It has been the history of the past six months that practically every auction sale conducted has resulted in the property going for the first mortgage and in many instances very much less. Numerous examples have been seen in this market of property sold for one-half of the first mortgage and that mortgage was placed on the property ten or fifteen years ago. What does this mean? It simply means that the public is panic-stricken. It does not mean that the people who made the mortgage loan in years gone by did not have good security for their money, nor does it mean that the property has depreciated in value, but it does mean that the individuals who are wise enough today to go on and grab these bargains will certainly reap their large profits in the near future."

"Unfortunately the public never seems to awaken to the realization that the time to buy is when you can buy cheap, but the masses await the time when everybody else is buying and then they rush in to buy at top prices. If a man wants real estate for an investment or whether he wants to utilize it for a home he can go into the present market and

## Two Manhattan Beach Homes Recently Erected



Two dwellings of attractive design and finished in stucco have been completed at Manhattan Beach Estates. The upper house in the picture was finished for E. J. Gallagher and is considered one of the prettiest dwellings of its size and cost in the estates. Though a new house the treatment and its proportions have taken from it that newness. It is arranged so that it gets the cool breezes of summer, which sweep over Manhattan Beach Estates, and the sun and warm southern winds in winter.

The lower house is a bungalow built for Emily J. Graden. This house also has attracted much attention. The design is pleasing. Bungalows are not given the respect in this part of the country that other types of dwellings get. The reason is that the first crop of bungalows seen about New York were not bungalows, but shacks.



## THIRTY-TWO BUILDINGS ALL THAT ARE LEFT TO REMIND NEW YORK CITY OF COLONIAL TIMES

Continued from Ninth Page.

miral refused to fire. Lord Howe made it his headquarters a few weeks later. One of his staff rode into the house on his horse, marring the polished floor, which mark is still to be seen. What the British said at the table was conveyed to Washington, who was at White Plains, and in this way Washington was often able to outmaneuver the British commander.

The Van Cortlandt mansion and the Macomb property are well known, being on the general line of travel. Of the three Bronx relics the Macomb property on 230th street just west of Broadway is the oldest, having been built in 1693. It was built as a tavern by John Cock. The property then fronted on the Albany road, which had been built nearly a quarter of a century previous. After the patriots pulled down the statue of George III, from its pedestal in Bowling Green the head was sent to Fort Washington to be attached to the fort's flagstaff. The British heard of it and sent

word to Cock, who was friendly to the King's cause, to steal and bury the head. Cock succeeded and the head was buried in the cellar of the tavern.

Next in point of years to the two old houses in the Bergen Beach section of Brooklyn comes the Wyckoff house on Remsen place near Canarsie lane, which was built in 1664. This is the birthplace of the Wyckoffs, who have figured prominently in the affairs of Brooklyn and the church in many parts of the country. In 1636 there came from Holland a man named Pieter Claesen, who changed his name to Wyckoff when the control of the city passed to the English. He was head farmer for Peter Stuyvesant no doubt, who put him in a way to amass his wealth. The Jan Dittmars house on Kouwenhoven place, Flatlands, was built in 1700. Not far away is the John Lefferts homestead, which was built about a century after the Dittmars house had been built. The Lefferts homestead is at 563 Flatbush avenue. It is said to be one of the best examples of early Dutch architecture that can be found in this section. The

Lefferts have been associated with Flatlands for centuries. The house reproduced on this page was not the original Lefferts homestead. That house was burned by American soldiers during the battle of Flatlands because the British used it as a protection from the fire of the Continentals, among whom were the Lefferts.

Of old buildings in Queens the Bowne house in Flushing is probably the most interesting. Built in 1661 by John Bowne, an Englishman and one of the few residents of the Dutch colony who ever defied Gov. Stuyvesant, it was the first Quaker refuge in America. Mrs. Bowne was the sister of Capt. Underhill, who had saved New York from the Pequot Indians. In the woods of Flushing she one day came across a band of Quakers who had met to worship. They had to worship in secret because of the law which said that none but services of the reformed religion would be permitted in houses. Mrs. Bowne suggested that the Quakers use her house. They did, and she became a member of the Society of Friends. Stuyvesant heard about the meetings in Bowne's house and ordered them stopped. Bowne refused and was fined. He refused to pay and was thrown into prison. But

as the punishment increased in measure so did the defiance of Bowne. The matter was taken to the West India Company directors in Amsterdam and Stuyvesant's stand in the matter was overruled.

The Moore house at Broadway and Shell road, Elmhurst, built in 1661, was the home of the founder of the town of Newtown. It is still occupied by a Moore. In the house were entertained the Duke of Clarence, who afterward occupied the throne of England as William IV. Lord Howe spent much time there while in this country trying to corner and exterminate the rebels. Horticulturists will be interested to know that the "Newtown pippin," a famous apple, was first grown in the orchard of the old Moore house in Elmhurst.

Staten Island has several relics of Colonial days which must not be overlooked. They were built between 1695 and 1776. The Billopp house at Tottenville is the oldest. Staten Islanders to-day should be interested in this house, for it was Billopp who made possible the Staten Island municipal ferry, the many fine public improvements there and of course the high tax rate. It was Billopp who made Staten Island a part of New York city. New Jersey claimed the island. To settle the dispute the

Duke of York said that any island in these waters that could be circumnavigated in twenty-four hours was New York property. Capt. Billopp sailed around the island in less than twenty-four hours and as a reward was granted 1,163 acres at the south end of the island, which he called the Manor of Bentley. He was faithful to the British cause and lost his property. Lord Howe in 1776 while making his headquarters there had a meeting with Benjamin Franklin, John Adams and Edward Rutledge by which he hoped to bring about peace with the colonies. But the meeting failed of its purpose, as Lord Howe would grant only pardon and not political independence to the Continentals. The sharp retorts of the committee were not to the liking of the British commander, especially that of Adams, whose name was not on the list of rebels published by Lord Howe to whom amnesty was given.

The Perine homestead on Dongan Hills was built in 1713. The Pelton house at the Cove, West New Brighton, was finished in 1722 and the Christopher house at Willow Brook has been standing since 1776, which speaks highly for the builders and materials used in homes erected for our great-grandfathers.

buy himself rich, for without question within the next year or two the public will be like the proverbial flock of sheep all striving to follow one of the same lead. There won't be anything left the day after tomorrow.

"What is true in real estate is just as true in stocks, bonds and other securities and is just as true in supplies needed by manufacturing and industrial concerns."

**TO DEVELOP BIG TRACT.**  
Title has been taken by the William L. Peck Realty Company to property valued at \$275,000 in the vicinity of the right of way of the old Stewart railroad, and situated in the former towns of Flushing and Jamaica in Queens. The grantors in this transaction were Benjamin L. Peck and William L. Peck and the transfer was for the purpose of providing capital for development. One tract of seventy-four acres, the old House farm, lies half a mile south of the right of way, a frontage of 900 feet on the Rocky Hill road, and a second tract of thirty acres is in the easterly section of Hollis, with a frontage of 249 feet on Hillsdale avenue and Jamaica plank road.

**HELPED TO CLOSE DEAL.**  
Pease & Elliman were associated with brokers in the sale of the East Ninety-second street building, one of a group of seven dwellings at the southeast corner of Park avenue, purchased on Friday by Bing & Bing, through Leon S. Altmeyer.

**MADE A BILLION BRICKS.**  
The Hudson River region produced 1,025,308 bricks in 1913, valued at \$5,436,051. Most of the bricks are used in Lehigh in the city, which is the leading market for bricks in the United States.